

AGENDA



Thursday, December 6, 2007

Item(s) to Set Public Hearing(s)
RECOMMENDATION FOR COUNCIL ACTION**Item No. 61**

Subject: Set a public hearing to consider floodplain variances requested by Mr. Matt McCormack on behalf of Mr. James and Ms. Elizabeth Chipman to allow construction of a single-family residence at 5607 Jim Hogg Avenue in the 25-year and 100-year floodplains of the Hancock Branch of Shoal Creek and to waive the requirement to dedicate a drainage easement to the full limit of the 100-year floodplain to exclude the footprint of the proposed structure. (Suggested date and time: December 13, 2007, 6:00 p.m. at Austin City Hall, 301 W. Second Street, Austin, TX.)

Fiscal Note: There is no unanticipated fiscal impact. A fiscal note is not required.

For More Information: George E. Oswald, P.E. 974-3369; Gary M. Kosut, P.E., 974-3374; Colleen Kirk, 974-3389

Mr. Matt McCormick, acting on behalf of the property owners, Mr. James and Ms. Elizabeth Chipman, proposes to demolish an existing residence in poor condition and construct a new single-family residence at 5607 Jim Hogg Avenue. The proposed house is the subject of Building Permit application number PR 2007-126758.

The applicant proposes to construct a new 1827 sq. ft. single-family house in the 25-year and 100-year floodplains of the Hancock Branch of Shoal Creek. The proposed one-story house structure consists of 1585 sq. ft. of conditioned space and 242 sq. ft. of covered porch. The house is to include two bedrooms and two bathrooms. A 757 sq. ft. structure currently exists on this property. The existing structure includes a house of 615 sq. ft, porches totaling about 132 sq. ft. and a connected shed of 10 sq. ft. Subject to approval of this variance request, the house will be demolished. The existing structure received notice of code violations, Case # CV-2007-122755, requesting immediate repair or demolition. The code violations included notice that the roofing deck was deteriorated, walls are buckled and not level, flooring broken, windows and roof covering deteriorated and others.

The applicant seeks variances to the City of Austin's floodplain management regulations to obtain a building permit to construct a single family house and to waive the requirement to dedicate drainage easement to the full limit of the 100-year floodplain by excluding the footprint of the proposed structure. The 25-year floodplain inundates almost the entire lot. The 100-year floodplain inundates the entire lot. The depth of water at the Jim Hogg Avenue curb line during the 100-year flood event will be approximately 1.05 ft. deep. The floodwater depth at the proposed house would be up to 1.25 ft. deep during the 100-year flood event.